





# 3 Barn Cottages, Prinsted Lane, Prinsted PO10 8HT



CHARMING THREE BEDROOM HOME... situated in the much requested Harbour Side West Sussex Village of Prinsted. The property lies within a short distance of Prinsted Harbour with its public slip way, coastal walks through farmland and the upper reaches of Chichester Harbour.

Accommodation comprises: Entrance Porch, Inner Hall with Cloakroom, L Shaped Sitting and Dining Room with feature log burner, Kitchen, Garden Room. First Floor: Three Bedrooms, Family Bathroom, Access to loft room which is currently used as an art studio. Externally there is an Attractive, well established South facing Rear Garden with a feature pond, Side and Rear Pedestrian access with Garage and Work Shop Area. The property is in good order throughout and has been modernised by the current owners.

- REQUESTED PRINSTED LOCATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LOFT ROOM / STUDIO
- SOUTH FACING GARDEN
- GARAGE & PARKING
- CLOSE TO THE FORESHORE
- GAS CENTRAL HEATING & DOUBLE GLAZING

Asking Price  
£645,000  
Freehold









## ACCOMMODATION

### Ground Floor:

- Entrance Porch
- Cloakroom
- Sitting/Dining Room
- Kitchen
- Garden Room



### First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Access to Studio in the loft

### External:

- South facing Garden
- Garage









## LOCATION

LOCATION: Prinsted is a charming West Sussex village located on the edge of the upper reaches of Chichester harbour. Designated an Area of Outstanding Natural Beauty, prized by the locals for its Waterside walks and a slipway gives access for dinghy, paddle boarding and windsurfing. Two marinas are nearby.

Prinsted is well connected, with the A259 and the railway station at Southbourne nearby. The fast train from Havant, take just over an hour to reach London Waterloo. the Cathedral city of Chichester is known for its Culture and the Arts. The Goodwood Estate offers golf, Flying, Horse and Motor Racing.



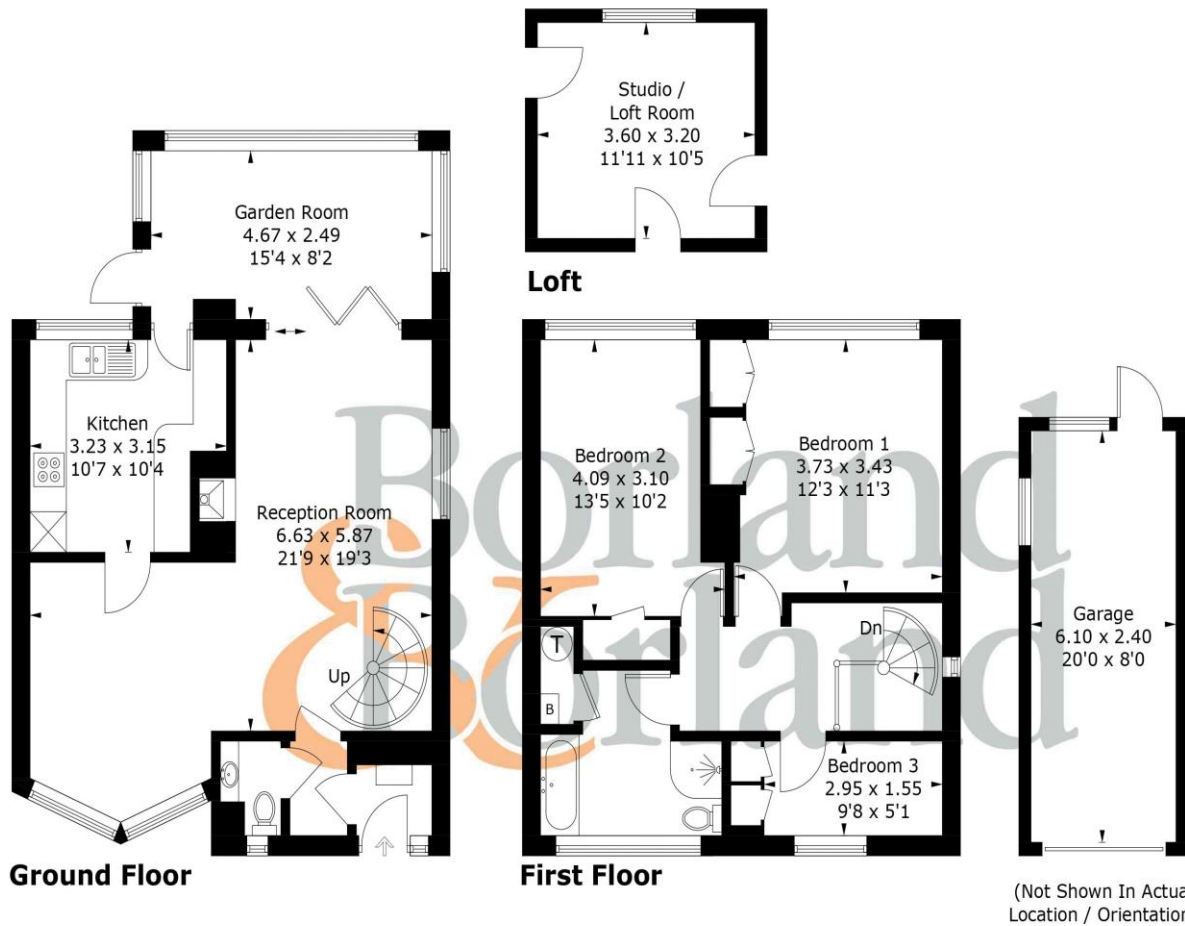






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Approximate Gross Internal Area = 120.8 sq m / 1300 sq ft  
 Garage = 14.6 sq m / 157 sq ft  
 Total = 135.4 sq m / 1457 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1097984)

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